



**CITY OF ABSECON
Municipal Complex
500 Mill Road
Absecon, New Jersey 08201**

PLANNING & ZONING

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**FEBRUARY 11, 2014
PLANNING BOARD
MEETING MINUTES**

The meeting was called to order by Vice-Chair, Bob Preston at 7:00 p.m.

**FLAG SALUTE
NOTIFICATION OF MEETING**

ROLL CALL

Present: Thomas, Savell, Ciccone, Hayden, Armstrong, Horton, Howell, Roswell, Rasera (late), Preston

Absent: Hunter

OLD BUSINESS:

Vote: Minutes of January 28, 2014

Motion to approve – Glenn Hayden – second – Kim Horton

All were in favor.

Vote: D&R for Appl. #3 – 2014 – Site Plan Waiver for Bank of America – Block 212 – Lot 12 – 221 New Jersey Ave.

Motion to approve – Glenn Hayden – second – John Thomas

ROLL CALL: Thomas, yes; Hayden, yes; Armstrong, yes; Horton, yes; Howell, yes; Roswell, yes; Preston, yes

BILLS

Rob Reid - \$495 for Bank of America; \$1,155 for Absecon Gardens

Andy Previti - \$783.75 for Memorial Field 2.3, LLC

Motion to approve – Betty Howell – second – Bern Roswell

All were in favor.

NEW BUSINESS:

Appl. #1 – 2014 – Minor Subdivision for Memorial Field 2.3, LLC – Block 203, Lot 1.01 – White Horse Pike

William Hyland, Esq. – representing applicant – explained the site and the previous approvals this parcel had received. Mr. Stewart who was the previous developer of the property passed away about two months ago. They would like to divide the property into two parcels. He has read the reports from Rob and Andy and they have no issues with those.

Joseph Mancini, P.E. – engineer from Taylor, Wiseman & Taylor – Mr. Hyland asked him some questions about what he had stated to confirm everything.

Jerry Savell – wanted to know if they had a developer

William – both parcels are under agreement and he is hopeful the smaller lot will be presented in the next few months. The other parcel is under agreement to Mr. Stewart's company and they are seeking to develop it, but nothing set at this time.

Rob – this is a by-right minor subdivision and his two concerns were to save the Ohio Buck eye tree, understanding that it may be a tall request given the natural limitations of saving trees of that size. It's been stated tonight that they have no issues with the recommendations in our reports and one of those is to attempt to preserve the tree. The other was to provide a pedestrian link to New Jersey Avenue. Recommends approval tonight.

Andy – his report is dated 1/20/14. There is an easement proposed, which would be the access easement for a common drive from Rt. 30 to NJ Ave and within the two parcels as well. As a condition of approval, he recommends a separate Deed of Easement document prepared and reviewed by our Board attorney. There are two surveys provided and they have slight differences in dimensions so he asked Mr. Mancini to address it.

Joseph – didn't have the one survey one the subdivision was done, but will update the survey to match.

Andy – mentioned monuments and their intent to file a bond. Questioned the prior site plan approvals for this site if this is approved.

William – thinks it remains valid and doesn't think the lot lines interfere, but he thinks that plan won't ever be built. Any new plan would come back to the board.

Andy – if Lot .03 gets developed it would negate the prior approval. The plan needs a signature line for the board engineer.

William – they will file an easement document to provide for cross access on the property.

Rob – the subdivision doesn't affect the prior approval but if the potential buyers don't go through with the sale, it won't impact it.

Bob – visited the site and measured the existing canopy on the tree and it's approximately 90 ft. in diameter. Development within that drip line could in fact destroy it.

Motion to open to public – Glenn Hayden – second – Mayor Armstrong

All were in favor. No public comment.

Motion to close – Glenn Hayden – second – Kim Horton

All were in favor.

ROLL CALL: Thomas, yes; Savell, yes; Ciccone, yes; Hayden, yes; Armstrong, yes; Horton, yes; Howell, yes; Roswell, yes; Preston, yes

Jerry Savell – congratulated the Mayor for securing a couple of grants for the creek area. He’s doing a good job for the city. He apologized for his comments about removing the senior housing. He feels Pleasantville took a hit and doesn’t want Absecon to get hurt.

Glenn – asked about the expectations of the Fair Share plan.

Mayor – there is a hearing before the Judge on 3/20 and he is confident everything will be settled.

Bern – asked if anyone knew about the 3rd round

Rob – he thinks in the next few months it will come out, but with the other new projects, we should be okay.

John – said that North Jersey is going through this too.

Sue – asked if we would hear a decision on 3/20 or would we have to wait.

John – is confident we will have a decision that day.

Discussion was held about the Visions site and applications for two buildings that are going to be heard shortly.

ADJOURNMENT

Motion to adjourn meeting – Glenn Hayden – second – John Armstrong

All were in favor.

Respectfully submitted,

Tina M. Lawler

Approved: _____